

Part One

About Evanston

CHAPTER 1 COMMUNITY PROFILE

A. Brief History of Evanston

The City of Evanston is located in north suburban Cook County in Northeastern Illinois. Comprising roughly eight square miles, Evanston is located twelve miles north of downtown Chicago and shares a common border with the City of Chicago along Howard Street. Evanston is the first in a succession of eight communities along Lake Michigan stretching twenty-one miles from the northern city limits of Chicago and collectively known as the “North Shore.” Figure 1 shows Evanston’s location within the Chicago metropolitan area.

Like any community, Evanston has changed over time. During the 1850s and 1860s, with the lakefront being a major geographic asset, Evanston’s settlers came for clean air and open space not found in rapidly growing Chicago. The establishment of Northwestern University in 1851 helped attract many new residents to Evanston and contributed to its identity. Over time, other factors further contributed to its identity—first and foremost being its people. For many generations, Evanston’s population has been culturally and economically diverse.

Along with social character, Evanston’s unique identity is represented by tree-lined streets and fine architecture. Evanston has maintained an ongoing commitment to quality architecture made real through the work of master designers, including Daniel H. Burnham, Frank Lloyd Wright, Walter Burley Griffin, Earnest Mayo, Thomas Tallmadge, George W. Maher, William Holabird, and Dwight D. Perkins.

Figure 1. Location of Evanston, IL.



Evanston has experienced waves of physical and economic change that have shaped its land use pattern. Much of the growth of the community can be attributed to its important economic and cultural links to Chicago, strengthened by convenient transportation. As Evanston grew, it established a vibrant downtown area and starting in the 1920s, it became a regional shopping center in its own right. In the same period, a boom in apartment construction brought increased residential density to parts of the community. Evanston’s development also included the growth of manufacturing businesses, primarily located on the west side along the length of the Mayfair Railroad spur (now no longer used, it was a primary freight route for Evanston manufacturers). Smaller pockets of manufacturing activity grew along the Chicago and North Western Railroad further east.

Following the Depression and the Second World War, the building boom of the 1950s and 1960s brought about the development of most of Evanston's remaining vacant land, mostly in southwest Evanston. However, this period also saw the rise of suburban shopping malls, which precipitated a decline in traditional downtown shopping areas. By the 1970s, Evanston's Central Business District shifted its focus to include more office uses, including several corporate headquarters, which reflected a national growth in the economy's service sector.

Through the 1980s, multiple sites of retail activity were redeveloped as modern office buildings. In light of rapid growth in the information technology sector, 24 acres of the downtown area were designated for redevelopment as the Northwestern University/Evanston Research Park. This area was the focus of a master plan that called for the development of a high-technology research and development office park.

Since the mid-1990s, Evanston has experienced significant retail growth with the construction of stores such as Target Greatland, Home Depot, Jewel/Osco, Sam's Club, and Best Buy. While private sector initiated development and employment is prominent in Evanston, the role of government has been important in stimulating development in low and moderate income neighborhoods and in addressing the needs of low and moderate income residents.

In downtown Evanston, redevelopment efforts have focused on creating a more diverse center of activity that will support the area's commercial base. This emphasis has brought about increased residential uses—both through new construction and the adaptive reuse of one-time retail and office buildings—as well as increased entertainment destinations. This latter focus is reflected in a growing number of dining establishments and, most recently, efforts to diversify a portion of the Research Park by developing it as a mix of retail space, housing, a new hotel, and multi-screen cinemas.

At the same time, Evanston's neighborhoods are being revitalized. The 2000 Comprehensive General Plan establishes the goal of neighborhood enhancement in recognition that each neighborhood contributes to the overall social and economic quality of the city. The City's neighborhood planning process has been one of the vehicles for developing revitalization strategies by directly involving all stakeholders in identifying and prioritizing community development issues and goals. To date, there are two neighborhood planning areas: the West Side and Howard Street/adjacent southeast neighborhoods. Investment of local and federal housing funds also has played a critical role in revitalizing distressed properties that had negatively affected the surrounding neighborhood. Targeted economic development investments using Tax Increment Financing (TIF) District resources and tax sharing agreements also have contributed substantially to Evanston's revitalization.

Today, Evanston's distinct character continues to be derived from its physical, economic, and cultural strengths. People are drawn to Evanston's location along Lake Michigan, as well as its unique business districts, attractive homes on tree-lined streets, pleasant public parks, schools, and city services. The street layout and convenient mix of land uses promote walking, bicycling, and mass transit ridership. The strong transit linkage to Chicago makes Evanston an ideal home for workers commuting to the Loop, and Evanston's economy also provides employment opportunities in many sectors, such as health care, manufacturing, high-technology research, the arts, and education. In addition to Northwestern University, Evanston is home to two major teaching hospitals, and one of the best public primary and secondary education systems in Northeastern Illinois. Furthermore, Evanston has a long tradition of creatively addressing community development needs and opportunities in a comprehensive manner with diverse resources and partnerships that encompass citizens, local and state governments, private enterprises, institutions, volunteer organizations, neighborhood organizations, and the federal government. Thus, the character of Evanston mixes the charm of a suburb with the dynamics of a city, making a quote from the *1917 Plan for Evanston* still ring true nearly 85 years later:

*"For a full half century Evanston has had a character. People have thought of it as a place distinct, somehow, from the other suburbs of Chicago."*¹

¹ Source: 1917, *Plan for Evanston*, Evanston Plan Committee, Daniel H. Burnham, Jr., Chairman.

B. Evanston's Distinction within the Chicago Metropolitan Area

Many of Evanston's current residents were attracted by its demographic and economic diversity, as well as its array of housing options. Within the Chicago metropolitan area, Evanston is part of a regional economy that encompasses jobs, housing, and transportation. Yet, Evanston has unique characteristics that distinguish it from its North Shore neighbors and other Chicago suburbs and contribute to its opportunities and challenges.

Table 1 contains a regional comparison of selected characteristics from the 2000 US Census. With 74,239 people and 29,651 households, Evanston is the third most populated municipality in suburban Cook County and the most highly populated suburb among 20 nearby north suburbs.

Table 1. Regional Comparison of Selected Characteristics, 2000.

	Pop'n	% White	% Black	% Asian	# Units	% Own	% Rent	Median Household Income	Median Value of Single Family Homes
Suburban Cook County	2,480,727	73	13.7	5.4	912,254	74.3	25.7	\$56,775	\$187,633
Evanston	74,239	65.2	22.5	6.1	29,651	52.7	47.3	\$56,335	\$290,800
Adjoining Suburbs									
Skokie	63,348	68.9	4.5	21.3	23,223	75.2	24.8	\$57,375	\$217,500
Wilmette	27,651	89.7	0.6	8.8	10,039	86.8	13.2	\$106,773	\$441,600
Lincolnwood	12,359	74.5	0.4	21.1	4,593	90.9	9.1	\$71,234	\$291,400
Nearby Suburbs									
Glenview	41,847	85.6	1.6	10.1	15,464	88.0	12	\$80,730	\$336,000
Park Ridge	37,775	95.4	.02	2.7	14,219	87.6	12.4	\$73,154	\$295,800
Niles	30,068	83.2	0.5	12.7	12,002	76.5	23.5	\$48,627	\$204,400
Morton Grove	22,451	74	0.6	22	8,199	94.4	5.6	\$63,511	\$217,100
Winnetka	12,419	96.3	0.2	2.4	4,162	89.6	10.4	\$167,458	\$756,500
Glencoe	8,762	95.1	2.0	1.7	3,072	92.8	7.2	\$164,432	\$667,000
Northfield	5,389	92.5	0.5	5.6	2,155	91.8	8.2	\$91,313	\$411,200
Adjoining Chicago Neighborhood:									
Rogers Park, Chicago	60,378	54.7	27.5	8.8	25,537	18.4	81.6	\$34,348	n/a
Western Suburb with Similar Demographics									
Oak Park	52,524	68.8	22.4	4.1	23,079	56.3	43.7	\$59,183	\$231,300

Source: 2000 US Census.

Evanston is the most racially diverse of its suburban neighbors, with 65.2% of its population White Alone as of the 2000 Census. With the exception of Skokie, all other suburban neighbors have a minority population of less than 25%. Evanston has the largest percentage of Black or African American persons at 22.5%, followed by Skokie with a Black population of 4.5%. Hispanic/Latinos are the fastest growing minority; this population increased by roughly 60% in both the 1980s and 1990s to a total of roughly 4,500 by 2000 (6.1%). Asians, Pacific Islanders, and other groups also are represented in Evanston, as well as those of two or more race/ethnicities. Jamaicans, Haitians, and Belizeans are notable (if small) non-Hispanic groups on Evanston's south and west sides.

In addition to its population size and racial diversity, Evanston's housing stock sets it apart from other north suburbs. At least 75% of the housing stock in nearby communities is owner occupied, and the rate of owner occupied housing in suburban Cook County is 74.3%. This stands in contrast to Evanston's owner occupancy rate of 52.7%. With its large stock of multi-family buildings, Evanston always has filled a rental niche in the north suburban area.

Although Evanston has a smaller percentage of owner occupied units than its neighboring communities, the number of owner occupied units often equals or exceeds that of other communities. In terms of value, the owner occupied housing stock is in the middle, reflecting lakefront appeal and a more diverse income range of homeowners. In a *Chicago Sun Times* survey of 1993 median value of single family homes in 246 metropolitan Chicago communities, Evanston ranked in the top 20% at 33, trailing the other North Shore communities.

C. Demographic and Economic Trends

This section provides detail on Evanston's recent demographic and economic trends. Figure 2 gives a snapshot of Evanston from the Census, and additional city-wide 2000 Census data can be found in Appendix 1.1. Appendix 1.2 contains a map of Census 2000 geographic units and tables with detailed demographic information at the Census Tract level for additional reference.

1. Race / Ethnicity and Age

In 2000, Evanston's total population was 74,239, which reflects a steady growth trend from 73,233 in 1990. Almost 90% of the total population was comprised of White Alone (65.2%) and Black or African American Alone (22.5%), with the remaining 10% comprised of another race and/or two or more races. Roughly 6% of Evanston residents were Hispanic/Latino of any race. As previously noted, small populations of non-Hispanic groups included Jamaicans, Haitians, and Belizeans.

Figure 2. Evanston Facts-at-a-Glance.

	1990	2000
Total Population	73,233	74,239
Land Area (sq mi)	7.8	7.8
Median Age	31.9	32.5
Per Capita Income	\$22,346	\$33,645
Age 25+ w/Bachelor's or Higher	58.0%	62.4%
Speaking English at Home	82.5%	81.8%
Number of Households	27,954	29,651
Median Household Income	\$41,115	\$56,335
Number of Families	15,808	15,963
Median Family Income	\$53,625	\$78,886
Families Below Poverty Level	5.3%	5.1%
Total Housing Units	29,164	30,817
Built Before 1940	52.3%	46.4%
Occupied Units	95.9%	96.2%
Owner Occupied Units	48.9%	52.7%
Median Value	\$184,800	\$290,800
Median Mortgage	\$1,203	\$1,942
Median Rent	\$584	\$856

Source: 1990, 2000 US Census

Between 1980 and 2000, there were slight shifts among certain race/ethnic groups. Persons who were White Alone (hereafter, White) decreased slightly, which corresponded to increases in persons who were Black or African American Alone (hereafter, Black) and most notably, Hispanic/Latinos of Any Race (hereafter, Hispanic/Latino).

- **Blacks:** In 2000, there were 16,704 Black Evanston residents, which reflected a 7.3% increase from a total of 15,557 in 1980. Blacks comprised 22.5% of Evanston's population in 2000, and they constituted a notable majority (82.8%) in Census Tract 8092 on the west side. In five other Census Tracts on the west and south sides, they comprised more than 30% of residents (Census Tracts 8096, 8097, 8101, 8102, 8103.01, and 8103.02).
- **Hispanic/Latino:** In 2000, there were nearly 4,500 Hispanic/Latino Evanston residents, which reflected a 165% increase from a total of 1,715 in 1980. Of the roughly 11,500 foreign born residents, almost 40% were from Latin America, compared to 30% from Asia and 25% from Europe. Roughly 80% of residents spoke English at home, followed by 6.1% who spoke Spanish (2.7% spoke English 'less than very well'). Hispanic/Latinos did not constitute a majority in any single Census Tract in 2000, although Census Tract 8097 on the west side had a notable population at 17.3%.

Median age for Whites (35.1) and Blacks (32.6) increased since 1980, but the Hispanic/Latino median age stayed roughly the same (24.9), which reflects the growth of this group. Census Tract 8087.02 had the lowest median age for Whites and Blacks (19.9), which is likely due to the presence of Northwestern University students. Census Tract 8092 had the lowest median age for Hispanic/Latinos (19.4). Census Tract 8093 had the highest median age for any group; the Black median age was 55.8.

2. Education, Occupation, and Income

Evanston historically has attracted a highly educated population. In 2000, over 90% of Evanston residents had a high school education or higher, 15% had some college but no degree, and more than 60% of residents over age 25 possessed a Bachelor's degree or higher in 2000.

Almost 70% of Evanston residents over age 16 were in the labor force in 2000, and 35% worked in Evanston (compared to 43% in 1990). Roughly 20% of all employees took public transit to work, over 10% walked to work, and 6% worked from home. Most employees worked in management, professional, and related occupations (60.7%), followed by sales and office occupations (22.3%) and service occupations (9.1%). The biggest industries in 2000 were: educational, health, social services (32.8%); professional, scientific, management, administrative, waste management services (17.9%); finance, insurance, real estate, rental/leasing (8.4%); manufacturing (8.1%); and retail trade (7.2%).

The per capita income for Evanston's total population was \$33,645 in 2000, compared to \$22,346 in 1990. Median earnings for male full-time, year-round workers in 2000 were \$51,726 compared to \$39,767 for females. Median household income was \$56,335, and median family income was \$78,886. The 2000 Census indicated that roughly 5% of all families were below the federal poverty level.

3. Households and Families

Table 2 summarizes trends in household and family size and income from 1980 to 2000. Since 1980, roughly half of all households were families.² Between 1980 and 1990, the number of households and families decreased due to a slight population decline, but the trend reversed from 1990 to 2000.

Table 2. Number, Size, and Income for Households and Families, 1980-2000.

	1980 (Pop'n: 73,706)		1990 (Pop'n: 73,233)		2000 (Pop'n: 74,239)	
	Households	Families	Households	Families	Households	Families
Total Number	28,008	16,442	27,954	15,808	29,675	16,064
Percent of Households	100.0%	58.7%	100.0%	56.5%	100.0%	54.1%
Average Size	2.35	3.05	2.31	3.02	2.27	3.03
Median Income	\$21,715	\$28,264	\$41,115	\$53,625	\$56,335	\$78,886
Less Than \$20,000	12,701	4,855	6,172	1,881	5,055	1,339
\$20,000-\$35,000	8,131	5,582	5,811	2,593	3,973	1,516
\$35,000-\$49,999	4,014	3,295	4,759	2,819	4,191	1,918
\$50,000-\$74,999	3,162	2,710	5,342	3,655	5,327	2,792
\$75,000-\$99,999	n/a	n/a	2,493	1,962	3,420	2,233
\$100,000-\$149,999	n/a	n/a	2,014	1,711	4,015	3,099
\$150,000-\$199,999	n/a	n/a	1,364	1,187	1,588	1,348
\$200,000 or More	n/a	n/a	n/a	n/a	2,106	1,819

Source: 2000 US Census, Summary File 4 (SF 4) Sample Data, Tables PCT88 and PCT89. 1990 US Census, Summary Tape File 3 (STF-3), Tables P080 and P080A. 1980 US Census, Table 124.

² According to the Census, a household includes all of the people who occupy a housing unit. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.

Table 2 also indicates that the median incomes for households and families increased since 1980, although increases were greater between 1980 and 1990. Median household income remained lower than median family income, but the gap between them has widened, especially since 1990.

Table 3 compares household and family incomes in 2000 by selected race/ethnicity at the city-wide level. Compared to the region and the nation, Evanston's household and family median incomes for all groups were higher. Within Evanston, White median household and family incomes tended to exceed the city-wide and Census Tract medians, as well as the medians for Blacks and Hispanic/Latinos in Census Tracts reporting data for all groups. Household and family median incomes for Blacks and Hispanic/Latinos tended to fall below city-wide and Census Tract medians, with a few exceptions.

- **Household Median Incomes:** Household median incomes for Blacks were lower than city-wide and Census Tract medians, as well as those for Whites and Hispanic/Latinos. The exception is Census Tract 8103.01 in which Black household median income was \$60,000. Census Tract 8093 had the lowest Black median household income (\$12,050).

Household median incomes for Hispanic/Latinos were higher than the Census Tract medians in two of the four Census Tracts reporting data for this group, but they did not exceed the city-wide median. Census Tract 8097 had the highest Hispanic/Latino household median income (\$65,278). Census Tract 8102 had the lowest Hispanic/Latino household median income (\$38,472).

- **Family Median Incomes:** Family median incomes for Blacks were lower than city-wide and Census Tract medians, as well as those for Whites and Hispanic/Latinos in the four Census Tracts reporting data. Census Tract 8103.02 had the highest Black family median income (\$69,554), and Census Tract 8102 had the lowest Black family median income (\$36,223).

Hispanic/Latinos had lower median family incomes in two of the four Census Tracts reporting data for this group. The exceptions were Census Tract 8092, where they fared about the same as Whites, and Census Tract 8097. Census Tract 8102 had the lowest Hispanic/Latino family median income (\$36,094), which was about the same as that for Blacks (\$36,223).

Table 3. Household and Family Income by Selected Race/Ethnicity, 2000.

	Households					Families				
	Total House-Holds	Median House-Hold Income	White	Black	Hispanic/Latino	Total Families	Median Family Income	White	Black	Hispanic/Latino
EVANSTON	29,675	\$56,335	\$63,663	\$42,138	\$47,684	16,064	\$78,886	\$101,371	\$46,582	\$55,729
CHICAGO PMSA	2,972,373	\$51,680	\$57,982	\$33,518	\$41,494	2,029,140	\$61,182	\$70,022	\$38,166	\$41,817
NATION	105,539,122	\$41,994	\$44,687	\$29,423	\$33,676	72,261,780	\$50,046	\$53,356	\$33,255	\$34,397

Source: 2000 US Census, Summary File 4 (SF 4), Sample Data, Tables PCT88, PCT89, PCT 112, and PCT113.

Census Tract 8092 has the largest average household size (3.2) and average family size (3.72) for all groups except Black households and families. Census Tract 8090 has the largest Black average household size (3.48) and average family size of (4.0), and Census Tract 8092 has the second largest Black average household size (3.15) and average family size (3.64). Census Tract 8092 also has the largest Hispanic/Latino average household size (5.18) and average family size (5.47). Census Tract 8097 has the second largest average household size (2.95) and average family size (3.49) for most groups.

Comparing income and family size indicates that larger-than-average households and families tended to have below-median incomes and tended to live on the south and west sides. The largest households and families were in Census Tracts 8092, 8096, and 8097 on the west side and 8102, 8103.01, and 8103.02 on the south side. Blacks had the lowest household and family median incomes in the nine Census Tracts reporting data. Hispanic/Latinos had mixed results for income in the four Census Tracts reporting data for this group.

4. *Female-Headed Households and Families*

Evanston had a slightly higher percent of female one-person households, female-households with no husband present, and female non-family households than the region and nation. Most female one-person households were located in the northwest side (Census Tracts 8089, 8090, and 8091). Female households, no husband present, with children tended to live in the west and south side (Census Tracts 8091, 8092, 8100, 8101, 8102, 8103.01, and 8103.02). Female non-family households tended to be concentrated in Census Tract 8087.02, which was likely due to the presence of Northwestern University students.

Table 4 compares median family income by type of family, including female-headed households, and selected race/ethnicity in 2000. Median incomes for female households with no husband present (\$37,021) were roughly half of the city-wide median family income (\$78,886).

Female householders, no husband present, with children under age 18 had the lowest median income (\$28,694), which is roughly 60% of the median for females without children (\$46,156). The median income for White females with children (\$42,632) exceeded the city-wide median for this group (\$28,694). The median for Black females with children (\$27,067) was slightly less than the group median. However, the median for Hispanic/Latino females with children (\$15,057) was roughly half the group median.

Comparing median incomes for White, Black, and Hispanic/Latino females with children to the city-wide median family income (\$78,886) shows a more dramatic difference. White females with children earned roughly 55% of MFI, Black females with children earned roughly 35% of MFI, and Hispanic/Latino females with children earned roughly 20% of MFI. Poverty in female households, no husband present with children, is discussed in more detail in Section 9.

Table 4. Median Income by Family Type and Selected Race/Ethnicity, 2000.

	Total	% of MFI (\$78,886)	White	% of MFI (\$78,886)	Black	% of MFI (\$78,886)	Hispanic/ Latino	% of MFI (\$78,886)
Median Family Income	\$78,886	100.0%	\$101,371	128.5%	\$46,582	59.0%	\$55,729	70.6%
Married-Couple Family	\$97,034	123.0%	\$109,352	138.6%	\$60,812	77.1%	\$70,761	89.7%
With own children under 18 years	\$98,158	124.4%	\$112,618	142.8%	\$61,553	78.0%	\$65,729	83.3%
No own children under 18 years	\$96,031	121.7%	\$106,174	134.6%	\$60,256	76.4%	\$77,666	98.5%
Other Family	\$38,058	48.2%	\$49,188	62.4%	\$34,127	43.3%	\$18,571	23.5%
Female Householder, No Husband	\$37,021	46.9%	\$48,837	61.9%	\$33,286	42.2%	\$16,761	21.2%
With own children under 18 years	\$28,694	36.4%	\$42,632	54.0%	\$27,067	34.3%	\$15,057	19.1%
No own children under 18 years	\$46,156	58.5%	\$56,736	71.9%	\$39,518	50.1%	\$45,417	57.6%

Source: 2000 US Census, Summary File 4 (SF 4) - Sample Data, Table PCT123.

5. Non-Family Households

Table 5 contains the number and percent of non-family households. Nearly 80% of non-family households were persons living alone, roughly 25% of whom were over age 65. There were nearly three times as many women over age 65 living alone than men over age 65 living alone (2,196 vs. 693).

For the 20% of non-family householders that were not living alone, nearly all were in the age 15-64 category. This may include university students, single professionals, and others in shared living situations (e.g., boarders, housemates/roommates, unmarried couples, etc.).

Census Tract 8093 near Northwestern University has the highest number of non-relatives in both the family and non-family type, followed by other Census Tracts near Northwestern University (e.g., 8094, 8095, and to a lesser degree, 8092). Census Tracts 8100, 8101, and 8102 on the south side near the Howard Street CTA station also have a notable number of non-family households.

Non-family median income was less than the city-wide median household income (\$37,588 vs. \$56,335). Female non-family households had lower median incomes than male non-family households for all categories except female householders age 65 and over that were not living alone.

6. Seniors

Table 6a contains 2000 Census data for seniors (e.g., persons age 65 and over). In 2000, there were a total of 8,014 seniors, or 10% of the total population. Roughly 25% of all seniors (1,462 persons) were over age 85; persons in this category are considered to be 'frail elderly.' Almost 60% of those between age 65 and 84 were female, which jumped to roughly 75% in the Age 85+ category.

Table 6a indicates a very rough means of estimating the number of seniors by 2005. If there were 8,014 seniors in 2000 and aging in place is assumed with no correction factors, then those in the age 60-64 category in 2000 will be seniors by 2005, bringing the total to 10,394. While such an increase is unlikely, the scenario in which an increasing number of seniors choose to age in place, coupled with medical advances that help people live longer, could potentially stabilize the slight decline in the number of seniors over the past 20 years. This would have implications for seniors' long-term housing and health care needs, especially for females since they tend to live longer, and should be considered for planning purposes.

Table 5. Non-Family Households, 2000.

	Pop'n	Percent of Non-Family Households	Median Income
Total Non-Family Householders	13,611	100.0%	\$37,588
Living Alone	10,744	78.9%	n/a
Householder Age 15-64	7,855	73.1%	n/a
Householder Age 65+	2,889	26.9%	n/a
Not Living Alone	2,867	21.1%	n/a
Householder Age 15-64	2,767	96.5%	n/a
Householder Age 65+	100	3.5%	n/a
Male Householder	5,605	41.2%	\$41,263
Living Alone	4,178	74.5%	\$37,917
Householder Age 15-64	3,485	62.1%	\$40,238
Householder Age 65+	693	12.4%	\$26,359
Not Living Alone	1,427	25.5%	\$55,201
Householder Age 15-64	1,390	97.4%	\$55,804
Householder Age 65+	37	2.5%	\$17,188
Female Householder	8,006	58.8%	\$35,838
Living Alone	6,566	82.0%	\$34,474
Householder Age 15-64	4,370	54.6%	\$38,750
Householder Age 65+	2,196	27.4%	\$23,619
Not Living Alone	1,440	18%	\$47,153
Householder Age 15-64	1,377	95.6%	\$45,729
Householder Age 65+	63	4.4%	\$79,534

Source: 2000 US Census, Summary File 4 (SF 4), Sample Data, Tables PCT31, PCT125, PCT126, PCT128. 2000 US Census, Summary File 1 (SF 1) 100-Percent Data, Table P26.

Table 6a. Senior Population, 1980-2000.

	Senior Status	Total	Male	%	Female	%
Age 55-59		3,456	1,596	46.2%	1,860	53.8%
Age 60-64	Added by 2005 *	2,380	1,085	45.6%	1,295	54.4%
Age 65-84	As of 2000	6,552	2,652	40.5%	3,900	59.5%
Age 85+	"	1,462	370	25.3%	1,092	74.7%
	TOTAL AGE 65+, 2000	8,014	3,022	37.7%	4,992	62.3%
	TOTAL AGE 65+, 1990	9,057	3,090	34.1%	5,967	65.9%
	TOTAL AGE 65+, 1980	10,410	3,390	32.6%	7,020	67.4%

* Note: Assumes aging in place will occur with no correction factors.

Source: 2000 US Census, Summary File 1 (SF 1) 100-Percent Data, Table P12.

Table 6b shows median incomes for seniors based on sample 2000 Census data. The median income for seniors age 65-74 was roughly 80% of the median for all Evanston households (\$56,335). Census Tracts on the west and south sides tended to be below median (e.g., 8092, 8093, 8096, 8097, 8098, 8101, 8103.01, and 8103.02). The median income for householders age 75 and over was less than 60% of the Evanston household median (\$56,335). Senior disabilities and poverty rates will be discussed below.

Table 6b. Senior Median Incomes, 2000.

	Median Household Income (All Households)	Median for Householders Age 65 to 74 years	Median for Householders Age 75 years and over
EVANSTON	\$56,335	\$45,791	\$32,202
CHICAGO PMSA	\$51,680	\$36,534	\$25,192
NATION	\$41,994	\$31,368	\$22,259

Source: 2000 US Census, Summary File 4 (SF 4) - Sample Data, Table PCT92.

Most grandparents living with and/or responsible for children under age 18 were in Census Tracts on the south and west side (e.g., 8092, 8096, 8097, 8101 and 8102). Of all grandparents responsible for grandchildren (502), over 85% were Black (435).

7. Youth

In 2000, there were approximately 15,000 youth under age 18, roughly 70% of which were school-age (between the ages of 5 and 18). Census Tract 8092 on the west side had the highest percentage of Black youth (81.7%), followed by Census Tract 8102 (71.6%). For Hispanic/Latinos, the 'under age 5' category in particular reflects the growth of this group (10.7% in 2000 vs. 4.5% in 1980). Youth disabilities and poverty rates will be discussed below.

8. Persons with Disabilities

Table 7 contains 2000 Census data on persons with disabilities by age and type of disability. In 2000, there were a total of 9,188 persons with disabilities (13.2%). Roughly half of all persons with disabilities had one type of disability: 45% were physically disabled, 25% were sensory disabled, and 25% had a go-outside-of-home disability.

Most children with disabilities had one type, over 70% of which were mental disabilities. For working-age adults with one type of disability, most had sensory, physical, or mental disabilities, and roughly 55% were employed. A total of 2,722 seniors were disabled (34.0% of all seniors). Poverty rates among persons with disabilities will be discussed in Section 9 below.

Table 7. Persons with Disabilities, 2000.

			AGE 5-15				AGE 16-64				AGE 65+			
	TOTAL	%	Male	Female	Total	%	Male	Female	Total	%	Male	Female	Total	%
Persons With a Disability	9,188	13.2%	295	219	514	5.6%	2,858	3,094	5,952	11.3%	897	1825	2,722	32.2%
Employed	3,259	n/a	n/a	n/a	n/a	n/a	1,577	1,682	3,259	54.8%	n/a	n/a	n/a	n/a
Not Employed	2,693	n/a	n/a	n/a	n/a	n/a	1,281	1,412	2,693	45.2%	n/a	n/a	n/a	n/a
With One Type of Disability:	5,016	54.6%	237	165	402	78.2%	1,753	1,644	3,397	57.1%	494	723	1,217	44.7%
Sensory Disability	773	15.4%	22	15	37	9.2%	215	213	428	12.6%	180	128	308	25.3%
Physical Disability	1,177	23.5%	27	6	33	8.2%	235	362	597	17.6%	174	373	547	45.0%
Mental Disability	1,005	20.0%	172	116	288	71.6%	413	240	653	19.2%	33	31	64	5.3%
Self-care Disability	90	1.8%	16	28	44	11%	15	22	37	1.1%	0	9	9	0.7%
Go-outside-home Disability	506	10.1%	n/a	n/a	n/a	n/a	104	113	217	6.4%	107	182	289	23.7%
Employment Disability	1,465	29.2%	n/a	n/a	n/a	n/a	771	694	1,465	43.1%	n/a	n/a	n/a	n/a
With Two or More Types of Disability:	4,172	45.4%	58	54	112	21.8%	1,105	1,450	2,555	42.9%	403	1,102	1,505	55.3%

Source: 2000 US Census, Summary File 4 (SF 4) - Sample Data, Tables PCT 69 and PCT70.

9. Poverty

Table 8 contains 2000 Census data for groups previously described that had incomes below the poverty level. In 2000, a total of 7,518 persons had incomes below the poverty level (roughly 10% of the total population). Nearly 85% of all persons with incomes below poverty level were youth (including children in female-headed households with no husband present), young adults/students (age 18-24), seniors, and persons with disabilities.

- Youth: More than 15% of Evanston youth were living below poverty level (1,226 persons), which was roughly half the percent for the region and nation. Of this group, the percent of youth (77.6%) living in female-headed households with no husband present was higher than that for the region and nation (both were near 55%).
- Young Adults/Students (age 18-24): Totaling 2,937 persons, this group comprised nearly 40% of all persons with incomes below poverty level, which was nearly three times the percent for the region and nation. Given the concentration of persons age 18-24 in Census Tracts 8087.02, 8093, 8094, and 8095, this was likely due to the presence of Northwestern University students.
- Seniors: Less than 10% of persons with incomes below poverty level were seniors (534 persons), which was less than the percent for the region and nation. However, the number of females over age 75 with incomes below poverty level outnumbered the number of males in the same category by more than six to one (240 vs. 39, respectively).
- Persons with Disabilities: This group comprised roughly 20% of those with incomes below poverty level (1,683 persons), which is slightly less than the percent for the region and nation.

D. Existing and Proposed Plans, Programs, and Policies

Evanston is a very diverse community, as indicated by demographic and economic data. The City of Evanston addresses housing, community development, and economic development needs through an array of city-wide and neighborhood-specific plans, programs, and policies that are funded by public and private sources.³ This section primarily focuses on key efforts in the past five years (it is not exhaustive). For reference, Appendix 1.3 contains an organization chart for the City of Evanston, including Boards, Commissions, and Committees, as well as City Departments.

1. 2000 Comprehensive Plan

On May 8th, 2000, the City Council adopted the Evanston Comprehensive General Plan. The plan looks at the City's assets in the context of regional change and seeks to build on them by articulating a series of long-range planning goals. The chapters that appear in the four main sections of the plan begin with a table stating a broad goal, recommended objectives that target the goal, and a list of guiding policies and specific actions for implementation. The goals are summarized below as values the Plan Commission recommended as a foundation for thinking about Evanston's future. Following each statement, the corresponding chapter number is listed.

Part 1. General Land Use

- Neighborhood assets should be enhanced while recognizing that each neighborhood contributes to the overall social and economic quality of Evanston (Ch.2).
- Evanston's housing stock should continue to offer buyers and renters a desirable range of choice in terms of style and price (Ch.3).
- Evanston should maintain a diverse range of business and commercial areas, all of which will be viable locations for business activity (Ch.4).

³ Most plans are available online, and hardcopies are available from the City of Evanston Planning Division (a small fee may apply).

Table 8. Poverty Status for Selected Groups by Census Tract, 2000.

	Total Below Poverty Level	Youth (Under Age 18)				Young Adults/Students		Seniors					Persons With Disabilities	
		Total Youth Below Poverty Level	%	Female House- Holder, No Husband Present, With Children Under Age 18	%	Persons Age 18- 24	%	Total Seniors Below Poverty Level	%	Total Age 65- 74	Male, Age 75+	Female, 75+	Total With a Disability	%
EVANSTON	7,518	1,226	16.3%	951	77.6%	2,937	39.1%	534	7.1%	255	39	240	1,683	22.4%
CHICAGO PMSA	853,800	304,576	35.7%	180,837	59.4%	117,032	13.7%	73,286	8.6%	36,414	9,181	27,691	205,742	24.1%
NATION	33,899,812	11,386,031	33.6%	6,281,647	55.2%	5,098,584	15.0%	3,287,774	9.7%	1,550,969	428,502	1,308,303	8,694,130	25.6%

Source: 2000 US Census, Summary File 4 (SF 4) - Sample Data, Tables PCT142, PCT143, PCT148, PCT150, PCT159.

- Downtown Evanston should be an attractive, convenient, and economically vital center of diverse activity (Ch. 5).
- The growth and evolution of Evanston's institutions should be supported so long as the growth does not have an adverse impact upon the residentially zoned adjacent neighborhoods.

Part 2. Public Facilities

- The City of Evanston's public buildings should be fully accessible, modernized buildings that serve civic needs and interests of residents. (Ch. 7)
- City Parks and recreation areas should be of the highest quality in order to meet residents' various recreation and leisure interests (Ch. 8)
- Utility systems in Evanston should provide reliable, quality service and support future development throughout Evanston (Ch. 9).

Part 3. Circulation

- Evanston's streets should safely, conveniently, and efficiently link neighborhoods to the rest of the community and to the metropolitan area (Ch. 10).
- Evanston's parking system should serve the needs of residents, commuters, employees, shoppers, and visitors to Evanston's neighborhoods and business districts (Ch. 11).
- Transportation providers should offer safe, convenient, affordable, and easily accessible transit alternatives to the automobile (Ch. 12).
- The safety and convenience of pedestrians and bicyclists should be a priority (Ch. 12).

Part 4. Community Environment

- Buildings and landscaping should be of attractive, interesting and compatible design (Ch.13).
- The historic heritage of Evanston should continue to be identified and preserved for the benefit of current and future residents (Ch.14).
- The creation of art and arts activities should be recognized and promoted as a vital component of the local economy (Ch. 15).
- Locally and regionally, natural resources should be preserved and public health should be promoted through a clean environment (Ch.16).

2. 2004-2008 Infrastructure / Capital Improvement Plan

The City of Evanston's infrastructure plans for the next five years address numerous community development objectives in many neighborhoods which are priority locations for the City's Consolidated Plan. The Capital Improvement Plan (CIP) is the official document that identifies the projects to be funded. This CIP is updated annually and currently has an annual funding goal of \$6.5 million that is financed by Capital Budget General Obligation Bonds. The CIP has a total budget of \$32.274 million for 2005-2006 which includes nine additional funding sources.

The magnitude of overall long term capital needs in the City is estimated to be \$250 million based on the following assessments that have been undertaken:

- Parks, Forestry, and Recreation Strategic Plan;
- 10 Year Sewer Improvement Program;
- Street Lighting Evaluation;
- Comprehensive Pavement Study;
- Chicago Avenue Corridor Study; and
- City Buildings Analysis (Civic Center, Police, and Fire Stations).

These assessments have resulted in numerous capital project recommendations. Appendix 1.4 contains a list of specific projects to be funded.

3. 2000 Chicago Avenue Corridor Recommendations Report

Chicago Avenue is a major north-south arterial serving eastern Evanston. The neighborhoods served by its corridor are home to a diverse mixture of age groups, economic levels, cultures, and careers living in a broad spectrum of housing types. Chicago Avenue also provides access to and between several of Evanston's commercial areas, including the eastern edge of downtown, two neighborhood shopping districts at Main and Dempster Streets, and the stores fronting directly on its right-of-way. Finally, Chicago Avenue is a key connection with the City of Chicago. As such, it is one of Evanston's major entryways for visitors, students, shoppers, and commuters.

Chicago Avenue's character is experiencing an evolution from that of a major commercial corridor to one that is more mixed-use in nature. Several large commercial properties and buildings have been consolidated or redeveloped. This trend is expected to continue, offering the potential for economic development. Recent years have witnessed an increased interest for mixed-use development along Chicago Avenue. In response, the Chicago Avenue Corridor Recommendations Report was prepared to assess the opportunities and challenges presented by future development proposals. The report identifies critical issues and recommends actions to assure that future development and redevelopment within the corridor will be compatible with the adjacent neighborhood character while achieving needed economic growth for the City. It was adopted by City Council on April 11, 2000.

Two of the seven priority issues identified by the report focus on the economic opportunities and benefits presented by redevelopment in the corridor. One priority is to encourage attractive new development that harmonizes with the surrounding neighborhoods. Recommended actions include providing a vision of the corridor and marketing it to developers and preserving and enhancing the retail nodes near Main and Dempster Streets. Another priority is to encourage the redevelopment of corridor properties to provide a higher tax base for the City. The major public investment planned for the corridor is the development and implementation of a new Chicago Avenue streetscape.

4. Southeast Evanston Neighborhood Planning / Howard Street Revitalization

Neighborhood planning in Southeast Evanston has been ongoing since the 1990s. The 1996 Southeast Evanston Comprehensive Neighborhood Plan resulted from the City's neighborhood planning and consultation process and is currently in implementation. There has been a recent focus on revitalizing Howard Street, including the creation of a Tax Increment Finance (TIF) district in 2004 and the proposed rehabilitation of the Chicago Transit Authority's Howard Street station starting in 2005.

a. 1996 Southeast Evanston Comprehensive Neighborhood Plan

From 1995 to 1997, the City participated in a broad-based neighborhood planning process for the neighborhoods adjacent to Howard Street. This street forms the City's southern limit and the Evanston-Chicago boundary. The study area was bounded by Howard Street, Oakton Street, Ridge Avenue and the City's eastern limits. It was the pilot project for an enhanced planning program aimed at advancing a long-term city-wide goal of promoting strong neighborhoods.

This effort emphasized inclusive involvement of all stakeholders. To accomplish this, a Citizens Planning Committee (CPC) comprised of representatives from four existing neighborhood groups was formed. An Internal Planning Team (IPT) was formed to facilitate staff participation in the process. It was coordinated by the Planning Division and comprised of representatives of the City Manager's Office, Community Development Department, Public Works, Health and Human Services Department, Police Department, Human Relations Commission, and Recreation Department.

This neighborhood is densely populated, composed of primarily multi-family residential structures. Its residents are predominantly low and moderate income and racially and ethnically very diverse. There is also a high concentration of households using Housing Choice Vouchers (formerly Section 8) in this area, as compared to the rest of Evanston.

The plan identified the prioritized concerns of the community: Housing; Economic Development; Public Safety and Security; Public Works/Aesthetics; Recreation; and Image/Marketing/Perception. For each of these topics, the plan outlines goals, objectives, and actions.

Since the plan's adoption in 1996, several key action recommendations of this report have been successfully implemented. In 2001, Evanston utilized CDBG monies and City funds to construct a new Howard Street streetscape. This project was undertaken and funded jointly by both Evanston and Chicago. The streetscape's design reflects the input of residents of both cities and was developed through a series of consultant-led workshops. Its principal aim was to make the street more attractive and pedestrian friendly, thereafter functioning more as a seam than as a divide between the two cities. A year later, Chicago and Evanston also cooperated on repaving this segment of Howard Street.

The City has used HOME funds to stabilize the residential neighborhoods north of Howard Street. These funds assisted a designated Community Housing Development Organization (CHDO), Evanston Housing Coalition, in purchasing a 24-unit rental building and converting it to 12 units of three- and four-bedroom affordable condominiums. The City continues to provide more frequent rental housing inspections in the area, occurring on a two-year rather than a three-year cycle. The City's Neighborhood Security Program, which provides 50% rebates of between \$750 and \$1,500 for police approved building security improvements, has been applied to several multi-family properties in the area. Begun as a pilot program in Southeast Evanston, it was expanded in 2001 to include all of the CDBG Target Area. In 2000, Evanston purchased the property at 633 Howard Street for the purpose of establishing a police outpost in the area. Now fully rehabilitated, the building provides facilities for both Evanston and Chicago police patrols and surveillance equipment, as well as a meeting space used by neighbors, local organizations, and public agencies.

b. 2004 Howard Street Tax Increment Financing (TIF) District

While efforts have been effective in revitalizing residential neighborhoods north of Howard Street, by improving housing quality and providing increased ownership opportunities, it has proven more difficult to spur redevelopment of commercial properties along Howard Street. Just as the Southeast Evanston Neighborhood Plan found in 1997, there remains a large number of vacant and underutilized storefronts and a lack of diversity in the corridor's mix of businesses and services. The list of shop tenants includes a disproportionate amount of storefront churches, 'convenience' marts, beauty salons/suppliers, and fast food restaurants.

Beginning in 2000, the City convened a series of developer focus groups to gain private sector insights on the corridor's prospects. A brainstorming session, attended by approximately 26 private and not-for-profit developers, was held to solicit their opinions on the opportunities and impediments for redevelopment along Howard Street. The discussions touched upon real estate market trends and opportunities, market analysis needs, and possible forms of City assistance.

It was the developers' consensus that Howard Street's days as a "streetcar commercial" strip were behind it. Although the development community saw opportunity for some commercial nodes within the corridor, the predominant future land use was seen to be residential and mixed use. To explore this idea, the City commissioned Tracy Cross & Associates to conduct additional housing market research, specific to South Evanston/ East Rogers Park. This study, completed in late 2001, found a heightened level of opportunity for residential condominium development. This advantage was attributed largely to favorable competitive pricing of new products in Evanston relative to those in comparable urban locations.

The Southeast Evanston Neighborhood Plan identified the need to explore incentives for redevelopment along Howard Street, including the use of a Tax Increment Financing (TIF) District. In 2003, the City hired a consultant to study the feasibility of establishing a TIF along the northern side of Howard Street. The consultant determined that the area exhibited deficiencies related to inadequate utilities, excessive vacancies, a lack of planning, obsolescence, and deterioration. The area's growth in

property values has also lagged behind that of the City overall for all of the past five years. The City worked closely with the other taxing bodies within the proposed redevelopment area, principally the school districts, to address concerns about the flow of future tax revenues from the area for the duration of the TIF. In 2004, the Howard and Ridge TIF District was approved by the Evanston City Council as the fifth TIF in Evanston. Appendix 1.5 contains a map of Evanston TIF Districts.

The City has approved a planned development application by a developer for a vacant TIF parcel with a 17-story residential building. Initially, the units will be rental but are intended to eventually be sold as condominiums. In addition to infrastructure improvements, the developer is seeking public assistance in the form of a TIF agreement. The development is currently attempting to secure private financing.

As the initial redevelopment project proposed for the corridor, the proposed planned development is consistent with several of the recommended actions of the Southeast Evanston Neighborhood Plan. In replacing a vacant, derelict lot, this project will promote Howard Street as a good place to develop, live, and shop. The building's proposed design, with first floor offices and common areas has taken into the account need for "eyes on the street" to discourage loitering and illegal activities in this sector of the corridor. The building's site plan has also been sensitive to creating an attractive, safe streetscape atmosphere to encourage a greater pedestrian presence. When eventually sold as condominiums, these dwelling units will provide additional home ownership opportunities and greater economic diversity in the immediate area, as well as the Howard Street corridor. Finally, the location of this building, immediately adjacent to the Howard Street CTA Station and Gateway Shopping Center (Chicago), is consistent with the basic principles of Transit Oriented Development (TOD).

Although not part of the Howard Street TIF, it is important to note that immediately across the street, the Chicago Transit Authority (CTA) plans to spend \$30 million to construct a new Howard Street transit station. This facility will serve as the northern terminus of the CTA's Red Line and as the connecting link to the suburban Yellow and Purple Line service to Skokie and Evanston, respectively. This station will also serve as a link with CTA buses and Pace suburban bus service. Construction plans for the new facility are 90% complete and expected to go to bid in early 2005. Once under construction, the project is expected to take two years for completion.

5. West Side Neighborhood Planning

Neighborhood planning in west Evanston formally began in 2001 with the initiation of an extensive multi-year public participation and outreach process guided by the Neighborhood Committee of the Evanston Plan Commission. The process identified strengths, weaknesses, opportunities, and challenges. For six priority issues, goals, objectives, and actions were identified. The resulting plan was adopted by the Plan Commission in 2004. Discussions are currently underway regarding a proposed Tax Increment Finance (TIF) district for part of the area covered by the neighborhood plan.

a. 2004 Neighborhood Planning Report for the Canal-Green Bay Road/Ridge Avenue-Church Street Study Area

Since 2001, the Neighborhood Committee of the Evanston Plan Commission has been working with local community members on a collaborative planning effort for the City's West Side neighborhoods. Historically an area of primarily African-American residents, the 2000 Census shows that these neighborhoods are experiencing socio-economic changes that are increasing the diversity of those who now call it home. Redevelopment has begun in sections of the study area and is proposed for others. These changes present new economic and employment opportunities, greater variety in cultural experiences, and an invigorated community atmosphere. However, they also can be viewed as a challenge to former neighborhood patterns and traditions and raise fears of displacement.

The defining question for the neighborhood planning process became "How can Evanston encourage compatible growth and investment to economically strengthen this area, while also envisioning

a more livable and vibrant neighborhood for its diverse residents?" In pursuing the answers to this question, the Neighborhood Committee was guided by the following principles:

- To understand problems/issues in the study area from the standpoint of all stakeholders;
- To improve the quality of life within these neighborhoods by envisioning and creating a more vibrant area for families, individuals, and local businesses; and
- To foster an environment where a diversity of people, interests, and activities can coexist and feel a mutual sense of pride, while honoring the historic African-American heritage of this area.

The planning process began as a series of "listening sessions" to which the Neighborhood Committee invited all local stakeholders, including residents, property and business owners, local elected officials, community groups, and local institutions and organizations. These events were followed by three years of monthly meetings, during which community members identified the neighborhood's strengths and challenges, defined local planning issues and priorities, and shared their visions for the future.

City staff coordinated the planning process internally via an Interdepartmental Team. It was comprised of representatives from Public Works, Police, Parks / Recreation / Forestry, Human Relations, Health and Human Services, City Manager's Office, and Community Development. The team addressed immediate public service needs and issues identified during the planning process and provided guidance for the longer-term planning analysis. In addition, several department heads attended regular monthly meetings to provide direct contact with residents.

The three-year consultation and planning process resulted in a final report that was presented to the Plan Commission in March of 2004. The plan identifies community concerns and issues, examines the opportunities presented by current and proposed redevelopment projects, and presents action items. It outlines the following six priority issues, each having related goals, objectives, and actions: 1) *Economic Development*; 2) *Urban Design, Community Character & Zoning*; 3) *Public Infrastructure, Services, Streets & Transportation*; 4) *Housing*; 5) *Public Safety & Community Cohesion*; and 6) *Youth*.

In June of 2004, the Plan Commission invited nearly 2,000 residents from the study area to a special public meeting for the purpose of soliciting their comments on the draft plan. Notices sent to residents were bilingual (English/Spanish), and language translation services were provided at the meeting. The Commission considered public comments and recommended any needed changes or additions to the draft plan. They also requested that an action matrix be derived from the draft plan that summarizes major points of the plan and identifies goals, objectives, and actions recommended, including agents and timeframes. Following review of the action matrix, the Plan Commission voted to adopt the plan on October 26, 2004 and to recommend approval to the City Council via its Planning and Development Committee. Appendix 1.6 contains a one-page issues summary and the action matrix.

b. 2004 Evanston Community Development Corporation Revitalization Strategy and Proposed Church and Dodge TIF

The Evanston Community Development Corporation (ECDC) is a non-profit, community development representing residents and property owners from the Church – Dodge neighborhood. This neighborhood is located within the study area addressed by the Canal-Green Bay Road/Ridge Avenue-Church Street neighborhood plan. Once a commercial hub for the City's West Side, this neighborhood now provides little in the way of business opportunity, employment, local shopping, or services for its residents. ECDC was formed with the purpose of developing a revitalization strategy for the Church-Dodge area. The group is currently seeking 501(c)(3) designation as a not-for-profit organization.

ECDC has drafted a strategic plan, *Church and Dodge Revitalization Strategy 2004-2006*, which identifies three components for positive change in the neighborhood:

- New or substantially rehabilitated, for-sale housing for in-place residents who wish to remain in the neighborhood. As much of this housing as possible would be “affordable” – defined as available to families making between \$37,000 and \$55,000 annually (or less than 80% of median income).
- A job training and employment program for local young people, tied to the housing and retail development strategy, if possible.
- A financial and technical support system to help expand existing minority businesses and to help develop new minority businesses – possibly via a minority incubator.

To provide financial assistance for developments and programs consistent with their strategic plan and revitalization objectives, the ECDC has requested that the City designate an area within this neighborhood as a Tax Increment Financing (TIF) district. In pursuit of this, ECDC met with members of the City Council, affected school districts, and other local groups and organizations to present their proposals and seek their participation. The group also appeared before the City's Economic Development Committee (EDC) as an initial step in obtaining a TIF designation. The EDC recommended that a feasibility study for the TIF be conducted, which was approved by City Council and is forthcoming.

c. 2004 Formation of the Citizen's Lighthouse Community Land Trust

A group of community members who took part in the West Side neighborhood planning meetings were concerned about developers buying property in the area and sought to establish a program through which Evanston could create permanently affordable housing in the community. In 2004, they formed the Citizen's Lighthouse Community Land Trust (CLCLT). The primary goal of this non-profit is to provide an affordable housing market for low to moderate income people throughout Evanston through the creation of a community land trust that will subsidize home purchases and rent payments within the city.

The CLCLT received technical assistance from the Institute for Community Economics to help them develop the organization, establish a business plan, and make decisions about key community land trust issues. Their goals are to:

- Keep housing affordable for future residents;
- Purchase land for ownership and management by the land trust;
- Reduce absentee ownership;
- Build a strong base for community action; and
- Acquire at least one property per year to convert to permanently affordable housing.

As a community land trust, CLCLT plans to combine community ownership of land with private homeownership to create a supply of permanently affordable housing alternatives in Evanston. CLCLT would own land through the acquisition of property as gifts or in the open market, with funding from public and private sources. For each ownership transaction, CLCLT will lease land to a homeowner, and the homeowner will purchase a home on the land at an affordable price with a predetermined formula for purchase and resale.

6. 2004 Downtown Land Use Report and Visioning Session

The revitalization of downtown Evanston has been a topic of recent discussion throughout Evanston and the region. The future direction and enhancement of the downtown was the focus of two Downtown Visioning sessions that were held in May, 2004 and involved a diverse group of roughly 50 downtown stakeholders. A report on the outcome of these sessions is anticipated in the fall of 2004.

Historically, downtown Evanston has been defined by the following boundaries: Emerson Street on the north, Hinman Avenue on the east, Lake Street on the south, and Asbury Avenue on the west. This area has been further divided into a core and fringe area. The fringe includes the following corridors where office and retail development has been less intense than the downtown core: Asbury/Ridge, Emerson, Hinman, and Lake. Downtown is a central gathering place for residents from all neighborhoods

and a job generation center with roughly 18,000 jobs currently, many of which are held by Evanston residents.

A Downtown Plan was written in 1989, and a Downtown Land Use Report was completed in 1990. Yet, the central area of the Evanston downtown has undergone change since then, most notably through the Church Street Plaza development, which includes a new 18-screen movie theater, and substantial residential development throughout the downtown since 2000.

In the spring of 2004, Planning Division staff updated the 1990 Downtown Land Use Report by inventorying downtown ground floor retail, restaurants, and services and analyzing changes in the number and square footage of these uses, as well as residential and office uses. Preliminary findings served as background information for the Downtown Visioning process. A full report on the Downtown Visioning process is forthcoming in late fall of 2004.

7. 2004 Proposed Transportation Studies

- PACE Suburban Bus North Shore Service Restructuring Study: The City of Evanston is participating in the examination and evaluation of alternative service and coverage schemas for 27 suburban bus routes operating along the North Shore. Goals of the study include: improving connectivity between suburban bus routes, Metra Rail, and CTA bus and transit service; providing regular service to major employment and commercial centers; and improving service to regional destinations, such as the Chicago Botanic Gardens, community colleges, and O'Hare International Airport. Route alternatives will be evaluated based upon both potential ridership and cost-effectiveness.
- Skokie Swift Travel Market Analysis: In cooperation with the Regional Transportation Authority (RTA), the City of Evanston will participate in a study of the feasibility of constructing an additional station or stations in Evanston along the CTA Yellow Line. Currently, this line passes through Evanston, but does not serve it. Its path traverses the southern portion of the CDBG Target Area, which consists of residential areas ranging from low density in the west portion to medium density in the east. The line is also adjacent to activity/employment centers, such as St. Francis Hospital, the Target/Jewel-Osco shopping center and the new Levy Senior Center.

This study would include an analysis of the potential ridership to and from the areas. If there is an indication that new stations may be feasible, then a review of the potential sites for the station or stations would be needed.

8. 2004 Proposed Inclusionary Housing Policy

The Evanston Housing Commission in 2002 began exploring ways to leverage private sector investment and development activity to generate more housing options for lower income persons throughout Evanston. The Commission formed an Inclusionary Housing Task Force in 2003 that tapped into a number of the constituents interested in development and/or affordable housing and/or preserving the diversity of our community.

Inclusionary Task Force members included two aldermen on the Planning and Development Committee, a Plan Commission member, a Human Relations Commissioner, an Evanston Housing Corporation member, two private sector developers, a local nonprofit developer, two representatives of North Suburban Housing partners, including a CEDA representative, and two Housing Commissioners. The policy assumptions of the Task Force included the following:

- Evanston has a current commitment to promote, produce, and preserve housing for the diversity of people who live and work in the community;
- All housing developers doing business in Evanston must contribute to the City's goals of constructing or renovating housing affordable to the people who live, work, and raise families in Evanston;

- Participating developers will receive incentives and cost offsets for compliance; and
- All homes produced through this program must adhere to the Housing Endorsement Criteria adopted by the Housing Commission and the Metropolitan Mayors Caucus (well managed, well designed, near jobs, near transportation).

The Housing Commission proposed an Inclusionary Housing policy based on Task Force recommendations that would be codified in three documents:

- Inclusionary Housing policy and requirements;⁴
- Revision of the Residential Condominium Regulations with inclusionary housing requirements; and
- Tear down tax ordinance to serve as revenue supporting these policies.

The recommendations have been presented to the Planning and Development Committee of the City Council, and City's Law Department was reviewing the specific ordinances as of the fall of 2004.

9. Current Five-Year HUD Consolidated Plan

The U.S. Department of Housing and Urban Development (HUD) provides annual federal funds to the City of Evanston as an entitlement community through the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) programs. Per HUD requirements for administering these funds, the City allocates these funds for activities that address priority needs in targeted low and moderate income neighborhoods. The primary vehicle is the five-year HUD Consolidated Plan, for which the City of Evanston is the lead agency. The HUD Consolidated Plan has three statutory goals of providing decent housing, suitable living environment, and expanded economic opportunities.

a. CDBG Target Areas

Geographically, the HUD Consolidated Plan primarily addresses targeted areas, which are identified per HUD requirements. Appendix 1.7 contains a map of Evanston's CDBG Target Area in 2003. The Census Block Groups colored pink represent the area of the City that is known as the CDBG Target Area. The overall population of the CDBG Target Area is 28,884, and a total of 14,750 CDBG Target Area residents (51.1%) are considered low/moderate income persons, per HUD's income guidelines.

The CDBG Target Area was updated in 2003, when the City received low/moderate income information from HUD. The configuration of the CDBG Target Area meets HUD's required low/moderate income percentage that at least 50.3% of the residents in the CDBG Target Area be low/moderate income. Two areas of greatest need in Evanston, the West Side and Southeast Evanston, are part of the CDBG Target Area.

The CDBG Target Area map is used to determine which activities are eligible for CDBG funding using the *area benefit activity* determination. Per standard HUD regulations, an *area benefit activity* is one which meets the identified needs of low/moderate income persons residing in an area where at least 51% of the residents are low/moderate income. Activities which meet the 51% area benefit criteria are eligible for CDBG funding. Eligible area benefit activities include street and alley improvements, block curb and

⁴ The Inclusionary Housing policy would require any new construction, condominium conversion, or substantial rehab involving five or more homes to set-aside a percentage of affordably priced units. Rental homes should be affordable to households earning less than 50% of Area Median Income. For-sale homes should be affordable to households earning below 80% of Area Median Income. The affordability cap would be raised to 90% of Area Median Income for tenants choosing to purchase their unit in a condo conversion. The Housing Commission's recommendations suggested that the City provide a per unit subsidy to offset some of the costs associated with the affordable set-asides. In addition, they suggested that other offsets could be considered, including density bonuses, increased building height for downtown developments, increased floor area ratio, decrease in minimum lot area requirements, reduced parking requirements on the affordable units, and reduced zoning setback requirements. The proposal also allows the developer to pay a fee in lieu of developing the affordable housing on-site.

sidewalk replacement, neighborhood facilities improvements (e.g., parks, community centers), and façade improvements in neighborhood commercial districts.

b. 2000-2004 CDBG Expenditures

In the time period covered by the City's 2000-2004 HUD Consolidated Plan, the City of Evanston spent \$11,857,492 in Community Development Block Grant (CDBG) funds on programs and projects which benefited primarily low to moderate income residents. Table 9 shows CDBG funding expenditures by category since 2000.

- Housing: A total of \$3,832,396 (32.3%) in CDBG funds were spent on housing rehabilitation projects. A total of \$779,035 in low interest loans were approved for income eligible property owners to rehab their properties; 51 single family rehab projects and 92 multi-family rehab projects were completed.

The City's Property Standards inspectors completed 10,441 inspections on rental property during this period. Over 31,230 property code violations were corrected. Interfaith Housing Center of the Northern Suburbs placed 88 residents in affordable housing in Evanston through its home-sharing program. This program matches persons seeking affordable housing in Evanston with homeowners who have an extra room to rent. Many of the home providers are senior citizens. The home-sharing program benefited 176 Evanston residents and made it possible for home providers to remain in their homes with the additional income provided by the renter.

- Public Services and Facilities: A total of \$1,764,018 (14.9%) was spent on public services programs benefiting 138,704 persons in programs for homeless persons, senior citizens, disabled persons, and youth. Legal services in both civil and criminal matters were provided for 4,438 Evanston residents. The YWCA's Shelter for Battered Women provided domestic violence services including overnight shelter for 2,320 women and their children. The Youth Job Center of Evanston provided job readiness training for 7,361 Evanston youth and the City's Senior Crime Prevention Specialist conducted educational programs and provided services for 4,078 seniors.

An additional \$2,455,855 (20.7%) in CDBG funds were spent on public facilities projects in Evanston, such as the renovation of the men's and women's locker rooms at the Fleetwood/Jourdain Community Center; installation of new boilers at Fleetwood/Jourdain; building improvements to Family Focus' Weissbourd-Holmes Center; rehab projects of several child care facilities such as Child Care Center of Evanston, Infant Welfare Society's Baby Toddler Nursery, Reba Place Day Nursery, Evanston Day Nursery and Toddler Town Day Care; upgrades to several soup kitchens to bring them into compliance with health codes; assisting the Evanston Fire Department with the purchase of a fire safety house to be used for educational programs for children and seniors; and funding for the renovation of a building in west Evanston to be used as a Black American Heritage House and Technology Center when completed. Also included in this category are infrastructure improvements made in the CDBG Target Area: street paving, block curb/sidewalk replacement, alley paving and resurfacing and an ADA accessible curb program.

A total of \$1,047,713 (8.8%) in CDBG funds were expended for CDBG Target Area parks, including Alexander, Beck, Crown, and Harbert Parks. In 2005 the City will begin a comprehensive renovation of Mason Park; \$660,000 in CDBG funds has been committed to the project. School District 65 playgrounds at King Lab, Dewey, and Oakton Schools, schools serving a predominantly low/moderate income student population, were improved with new play equipment, made accessible for disabled persons and brought into compliance with consumer product safety guidelines. In south Evanston, Ridgeville Park District renovated Reba Park and Elks Park. Other projects completed during this period include the Howard Streetscape project (joint project with the City of Chicago), upgrades to the CDBG Target Area street lighting system, and planting of parkway trees throughout the CDBG Target Area.

- Economic Development: A total of \$927,415 (7.8%) in CDBG funds were spent to improve opportunities for minorities, women-owned, and Evanston (M/W/EBE) businesses to participate in

City-sponsored purchases, including construction contracts. The City's Minority Business Program coordinator held five annual vendor fairs, in conjunction with Northwestern University

Table 9. CDBG Program Expenditures by Category, 2000-Present.

	2000/01	%	2001/02	%	2002/03	%	2003/04	%	2004/05 Mar-Oct.	%	Total All Years	%
Affordable Housing	\$863,665	34.9%	\$882,076	28.3%	\$755,591	30.2%	\$885,506	34.4%	\$445,558	37.7%	\$3,832,396	32.3%
Public Services	\$399,686	16.2%	\$354,551	11.4%	\$414,660	16.6%	\$403,887	15.7%	\$191,234	16.2%	\$1,764,018	14.9%
Public Facilities	\$254,017	10.3%	\$1,067,058	34.2%	\$454,996	18.2%	\$566,066	22.0%	\$113,718	9.6%	\$2,455,855	20.7%
Open Space, Parks, and Recreation	\$259,736	10.5%	\$251,877	8.1%	\$358,798	14.3%	\$125,790	4.9%	\$51,512	4.4%	\$1,047,713	8.8%
Economic Development	\$486,733	19.7%	\$138,075	4.4%	\$102,521	4.1%	\$115,962	4.5%	\$84,124	7.1%	\$927,415	7.8%
Administration/Planning	\$208,252	8.4%	\$428,403	13.7%	\$417,770	16.7%	\$479,408	18.6%	\$296,262	25.1%	\$1,830,095	15.4%
Total	\$2,472,089	100%	\$3,122,040	100%	\$2,504,336	100%	\$2,576,619	100%	\$1,182,408	100%	\$11,857,492	100%

Source: City of Evanston, 2004.

and other large employers in Evanston, to publicize contracting opportunities for M/W/EBE businesses. During the period 2000-2004, the City awarded \$143.840 million in construction contracts and other purchases; \$46.174 million or 32.1% was awarded to M/W/EBE businesses.

- Planning: A total of \$1,830,095 (15.4%) was expended for administration of the City's CDBG program. Included in this amount is the City's Housing Advocacy program, sponsored by the Human Relations Commission. Over the time period covered by the 2000-2004 Consolidated Plan, 93 fair housing complaints were investigated, and over 6,850 inquiries about the City's landlord/tenant ordinance were answered. Human Relations staff also conducted 179 mediation/consultation sessions.

c. 2000-2004 HOME Expenditures

Since the beginning of Evanston's HOME program in 1995, the City has received \$4,193,000 and has disbursed \$2,603,500 in HOME loans for single-family and multi-family rental housing projects. A total of 126 units of affordable housing have been created or preserved since 1995. In the period covered by the 2000-2004 Consolidated Plan, \$519,214 in HOME funds was disbursed as loans and 48 units of affordable housing have been preserved.

d. 2000-2004 ESG Expenditures

A total of \$319,207 in ESG funds were expended by the City of Evanston between March 1, 2000 and February 28, 2003. Evanston received a grant of \$88,120 for FY 2004/05. Using ESG funds, the City was able to assist homeless service providers with the operation of an adult shelter, transitional housing and case management services for families, and a hospitality center for adults. In addition, ESG funding was provided to the Youth Job Center of Evanston to provide job readiness training and placement assistance for homeless persons and helped an Evanston soup kitchen upgrade its equipment to meet Evanston Health Department standards. A total of 1,010 (unduplicated) persons were assisted.

e. 2005-2009 HUD Consolidated Plan

The City of Evanston remains the lead agency for the next HUD Consolidated Plan for 2005-2009. Per HUD requirements for Consolidated Plans, City staff analyzed demographic and economic data (Chapter 1) and the housing market (Chapter 2). They also solicited public comment and consulted with the appropriate agencies and organizations, per the Plan for Public Participation and Consultation (Chapter 3). Priority housing and non-housing needs (e.g., community development and economic development) were identified, and HUD-required tables were completed to quantify need (Chapters 4 and 5).

Based on priority needs, a five-year Strategic Plan was produced (Chapter 6) that focuses on neighborhood revitalization through the implementation of a number of existing and emerging plans, programs, and policies, as well as additional strategies for making progress on the statutory goals of the HUD Consolidated Plan in the next five years. The Annual Action Plan represents the City's planned actions for the coming year. The City of Evanston will be the lead agency throughout the implementation of the Strategic Plan and Annual Action Plan, in cooperation with the appropriate agencies and organizations and with frequent opportunities for public participation.

